

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

31 Mcfarlane Court, Highett Vic 3190

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,505,000

Property Type House

Suburb Highett

Period - From 01/04/2026

to

30/06/2026

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	14 Rowans Rd HIGHETT 3190	\$1,250,000	26/06/2026
2	43 Flowerdale Rd HAMPTON EAST 3188	\$1,340,000	22/06/2026
3	8 McFarlane Ct HIGHETT 3190	\$1,605,000	24/02/2026

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

17/08/2026 17:26



4 1.5 2

Rooms: 7

Property Type: House

Land Size: 728 sqm approx

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

June quarter 2026: \$1,505,000

Comparable Properties



14 Rowans Rd HIGHETT 3190 (REI)

Agent Comments

4 2 2

Price: \$1,250,000

Method: Private Sale

Date: 26/06/2026

Property Type: House (Res)

Land Size: 593 sqm approx



43 Flowerdale Rd HAMPTON EAST 3188 (REI/VG)

Agent Comments

3 1 2

Price: \$1,340,000

Method: Private Sale

Date: 22/06/2026

Property Type: House (Res)

Land Size: 637 sqm approx



8 McFarlane Ct HIGHETT 3190 (REI/VG)

Agent Comments

4 2 2

Price: \$1,605,000

Method: Private Sale

Date: 24/02/2026

Property Type: House

Land Size: 755 sqm approx

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598